



**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
September 13, 2016

Council District 2

Zoning Commission Recommendation:
Approval by a vote of 9-0

Opposition: None submitted
Support: None submitted

Continued Yes ___ No X
Case Manager Lynn Jordan
Surplus Yes ___ No X
Council Initiated Yes ___ No X

Owner / Applicant: **Alejandro Giles**

Site Location: 2831 Ellis Avenue Mapsco: 62B

Proposed Use: **Office**

Request: From: "B" Two-Family
To: "E" Neighborhood Commercial

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The property is located at the intersection of Ellis Avenue & NW 29th Street, one block west of N. Main St. The property was built in 1978 per TAD and used as a residence and medical office. The applicant is requesting to rezone from "B" Two-Family to "E" Neighborhood Commercial for an office. The property is current under contract for sale as a counseling business.

A Council-initiated rezoning ZC-16-110 changed this property from "D" High Density Multifamily to "B" Two-Family. In 1955, it was rezoned from "B" Two-Family to "D" High Density Multifamily. According to Google maps, the structure appears to have been built as a multifamily dwelling unit.

At the Zoning Commission meeting August 10, 2016, the Commissioners discussed the possibility of "ER" zoning. Staff advised that there would be building and parking issues.

Site Information:

Owner: Alejandro Giles
1550 Whitley Road
Keller, TX 76248
Acreage: 0.32 acres
Comprehensive Plan Sector: Northside

Surrounding Zoning and Land Uses:

- North "A-5" One-Family / single-family
- East "F" General Commercial / Super Market
- South "B" Two-Family / single-family
- West "CF" Community Facilities / parking lot

Recent Relevant Zoning and Platting History:

Zoning History: ZC-10-116 Council-initiated approved for various zoning districts; eff 8/13/10; subject area

Platting History: NA

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Ellis Ave	Residential	Residential	No
NW 29 th	Residential	Residential	No

Public Notification:

Organizations Notified	
Northside NA	North Fort Worth Historical Society
Inter-District 2 Alliance	Trinity Habitat for Humanity
Far Greater Northside Historical NA*	Streams and Valleys Inc.
Diamond Hill Jarvis NAC	Fort Worth ISD

* Within this registered neighborhood association

Development Impact Analysis:

1. **Land Use Compatibility**

The applicant is proposing a zoning change from “B” Two-Family to “E” Neighborhood Commercial. Surrounding land uses consist of single-family to the north and south, grocery store to the east, and parking lot to the west.

The proposed zoning **is compatible** at this location.

2. **Comprehensive Plan Consistency**

The 2016 Comprehensive Plan designates the subject property as Stockyards Mixed Use Growth Center. The proposed E zoning is consistent with the following Comprehensive Plan policies:

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)

Based on conformance with the future land use map, and policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

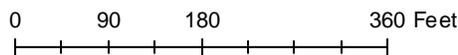
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

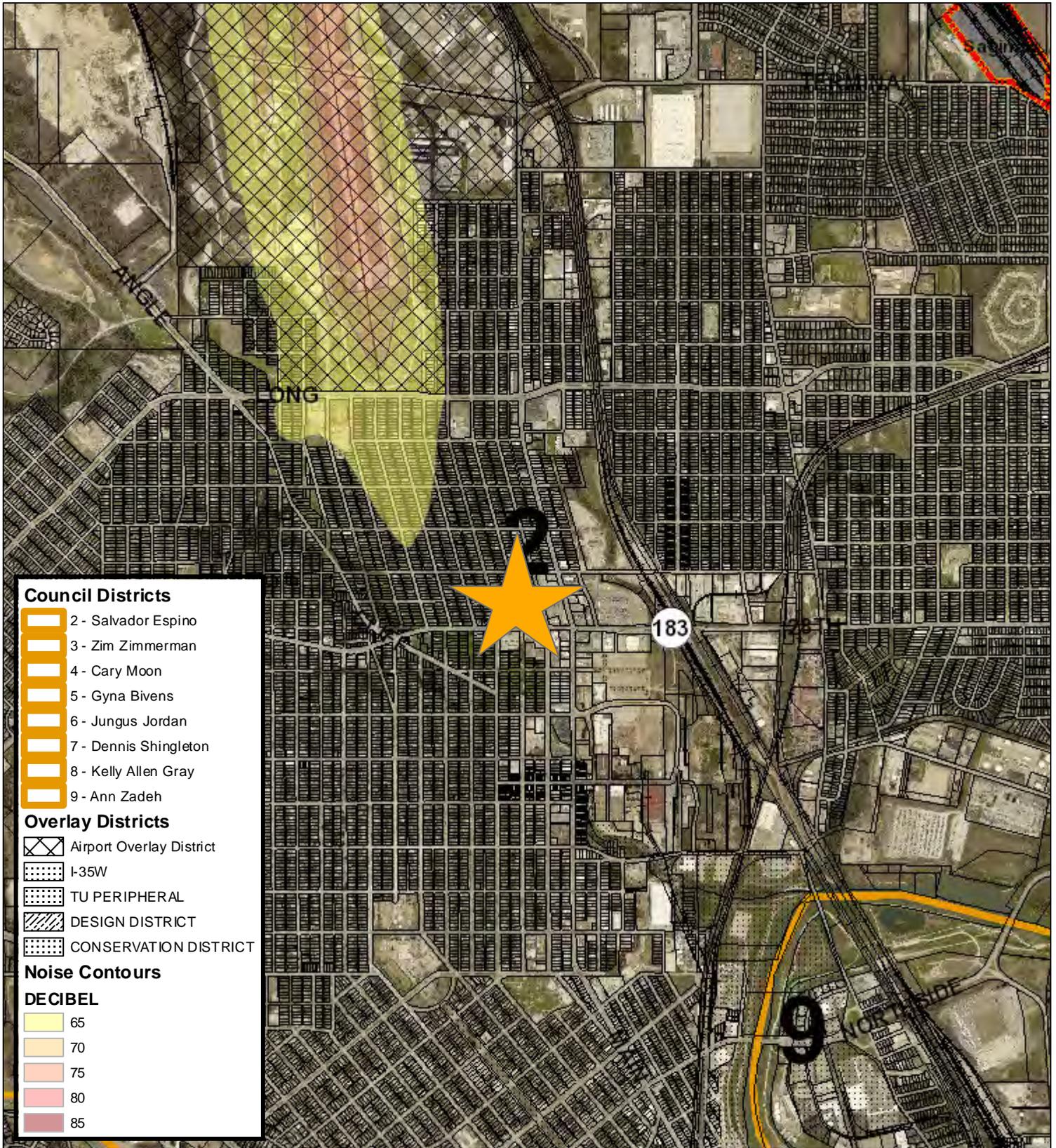


Area Zoning Map

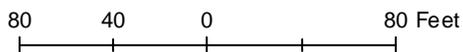
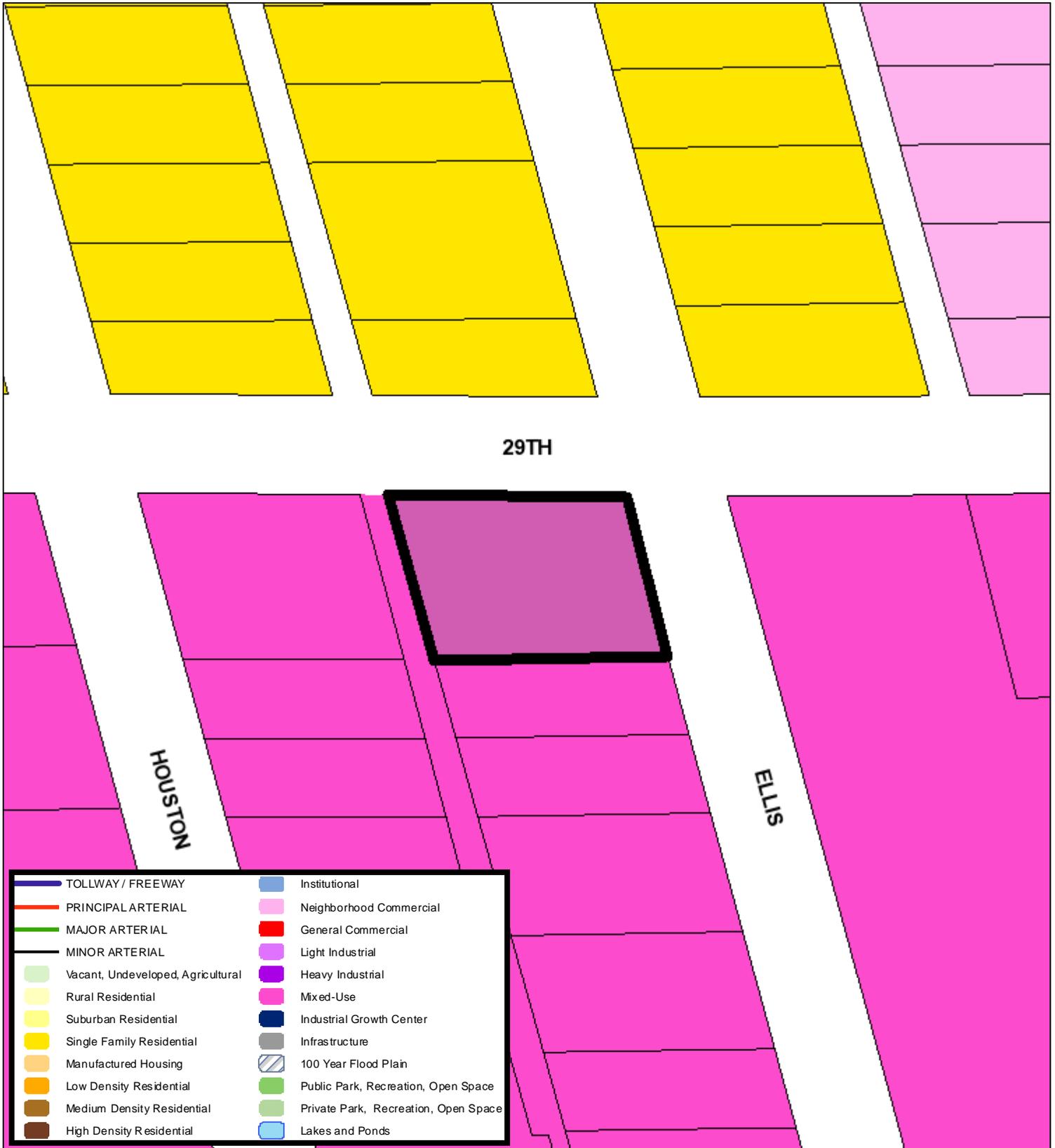
Applicant: Alejandro Giles
 Address: 2831 Ellis St.
 Zoning From: B
 Zoning To: E
 Acres: 0.32442955
 Mapsco: 62B
 Sector/District: Northside
 Commission Date: 8/10/2016
 Contact: 817-392-2495



Area Map



Future Land Use



Aerial Photo Map



0 50 100 200 Feet



Jan Riley	2808 Tex Blvd	In	Opposition		Signed petition
Sandy McAllister	2804 Tex Blvd	in	Opposition		Signed petition

21. ZC-16-149 Alejandro Giles (CD 2) – 2831 Ellis Avenue (MG Ellis Addition, Block 59, Lots 15 & 16, 0.32 Acre): from “B” Two-Family to “E” Neighborhood Commercial

Kimberly Gilles, 1590 Whitley Road, Fort Keller, Texas representing Mr. Giles explained to the Commissioners the building used to be a dental office, built in 1978 and may have been occupied as a residence at one point. The company wanting to purchase the property is a licensed professional counseling office. Ms. Gilles stated she did reach out to some of the surrounding property owners who were in support.

Mr. Flores asked about the signatures; Ms. Giles will hand them in. Mr. Flores asked staff if the use would be permitted in “ER”. Ms. Murphy said yes but they would have a hard time providing parking and meeting setbacks the way the lot is configured.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-16-149
Name	Address	In/Out 300 notification area	ft	Position on case	Summary
Christina Acosta	2900 Ellis	In		Support	Sent letter in
Maria Garcia	2816 N Houston	In		Support	Sent letter in
Anna Garcia	2900 N Houston	In		Support	Sent letter in
Robbie Slaughter	2903 Ellis	In		Support	Sent letter in
Donald Shaw	204 NW 29 th	In		Support	Sent letter in
Jesse Vasquez	2906 Ellis	In		Support	Sent letter in
Angel Alvarez	2825 Ellis	In		Support	Sent letter in
Rogelio Calderon	2821 Ellis	In		Support	Sent letter in
Edward Ortiz/Carnival Food Store	102 NW 28 th	In		Support	Sent letter in

22. SP-16-012 AKAL IV Management Inc. (CD 7) – 6401 NW Loop 820 (Shady Oaks Manor Section II, Block 9, Lot 1C, 3.07 Acre): from PD780 Planned Development for all uses in “F” General Commercial plus hotel; site plan approved to Amend site plan to add hotel to PD780